



## CITY OF RIDGECREST

100 West California Avenue  
Ridgecrest, CA 93555

### MINUTES

#### MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION

City Council Chambers

Tuesday, November 26, 2013 at 6:00 PM

**Commissioners:** Chairman Chris LeCornu, Vice Chairman Robert O'Bergfell,  
Commissioners Pat Brokke, Scott Davis, and Wade Tallman

#### **Next Resolution # 13-12**

1. **CALL TO ORDER** Meeting was called to order at 6:05
2. **ROLL CALL**  
Present: Vice Chair Robert O'Bergfell, Commissioners Brokke, Davis, Tallman  
Absent: Chairman C. LeCornu  
Staff: Matthew Alexander, Loren Culp, Recording Secretary Karen Harker
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF MINUTES:** *Motion To Approve October 22, 2013 Minutes By Commissioner P. Brokke, Seconded By Commissioner Tallman. Motion Carried By Voice Vote Of 4 Ayes, 0 Nays, 1 Abstain, And 1 Absent.*
5. **PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA**
6. **PUBLIC HEARING**  
**Tentative Parcel Map 12013**, a request to create two parcels on a 1.39 acre site located at 831 N. China Lake Blvd. between N. China Lake Blvd. and Sanders Street, (Budget Inn and Midway Cafe). Assessor Parcel Number 067-022-05. Owner: Patel Trust. The property is zoned CG, (General Commercial). The proposed subdivision will consist of (2) parcels: 1) a 0.46 ac storage yard and 2) a 0.93 acre parcel occupied by the Budget Inn and Midway Café with the conditions of Item 6.a to read an "improvement" instead of "development" and also to add to the Miscellaneous Comments L. "Applicant must obtain an encroachment permit through Caltrans for this parcel N. China Lake Blvd. (State Route 178) access. The responsible party must obtain a permit (no fee)".  
W. Tallman – are there various level of GC  
Alexander – they should at least have paving and it would be my thought that they would sell this parcel at some point in time.  
M. Alexander – the commission could condition to it being GC.  
Derrill Witten Cornerstone Engineering – I have no idea what the applicant wants to do with the lot. I feel that it would be a good idea to split the parcel. I feel that it would be good for general commercial. I don't know what the owner has plan for the parcel.  
M. Alexander – there are 36 spaces and there are only 4 parking spaces for the café and would

need to enter into a reciprocal parking agreement. You could put on that condition. Showed the commission the site and how the parking could be taken care of.

R. OBergfell – every morning it is very full and a receptacle parking agreement could be a way to help.

P. Brokke – if they take down the wall in between the two areas, it would give a larger area for parking.

Jim Greaser - 1768 W Bowman - he showed the commissioners on the map how the parking works in the strip mall. He felt that there was enough parking for all citizens to park for the Midway Café and also the Inn.

Derrill Witten – discussed the parking with the owner, have 23 units in the hotel and 33 parking spaces. They have always had an arrangement with the café for the 7 extra parking spaces at the end of the hotel would be for the café.

L. Culp – I noticed that there was a drainage improvement conditions that was omitted and needed to have drainage for parcel 2. Parcel 2 will need to have an acceptance of drainage in parcel 2 for a 100 year condition.

W.Tallman – cautious about the parking issue and need to use fairness for the area and need to be careful about adding another requirement

R.O'Bergfell – maybe some additional signage could clear this up.

D. Witten – adding another sump to parcel 2 and drain water across parcel 1. Feels that this is reasonable and would accept that a drainage easement or drainage acceptance is required across parcel 2.

Public Hearing closed at 6:31.

*Motion To Approve Planning Commission Resolution No 13-12 TPM 12095, A a request to create 2 Lot General Commercial (CG) subdivision on a 1.39 Acre lost at 831 N. China Lake Boulevard. APN 067-022-05 with the condition of Recording to the Drainage Easement or Recording Drainage Acceptance is required across Parcel 2;. Was Made by Vice Chair O'Bergfell, Seconded by Commissioner Brokke. Motion Carried by Voice Vote of 4 Ayes, 0 Nays, 1 Absent, 0 Abstain.*

## 7. DISCUSSION ITEMS

**a. General Plan Review - Commissioner Prioritization of Implementation measures** – Matthew Alexander gave a presentation to the Planning Commission regarding the 93 General Plan Implementation Measures and how they were ranked. According to the document – the Planning Commission shall review the General Plan annually and report to the City Council. Mr. Alexander discussed the shortage of staffing and limited resources on being able to implement the 93 Implementation Measures. Therefore, the Planning Commission identified 13 Implementation Measures as High Priority to assist in developing a work program for the 2014 calendar year. Mr. Alexander discussed the 13 Highest Priority Measures. The Planning Commission recommends that the City Council considers the 13 Implementation Measures identified within Table One as worthy of pursuing during the calendar year 2014.

### **Comments:**

None

**b. Proposal for Planning Commission to Review and Approve Public Art within Medians**

Vice Chair O'Bergfell and Commissioner Brokke met with the citizens who are working with

the group that is doing the Public Art within the Medians. There is a permit process in place with the City and the Rock Art Board has a specific plan in place. We are trying to have a process that will be in place so that it is uniform in nature. Harris Brokke, 542 S. Warner, We want to Brand Ridgecrest as the Rock Art, Capital of America. Rock Art Festival, will be held in the Fall with guides to Little Petroglyph Canyon so that people can see what Petroglyphs are about. They can see what Ridgecrest has to offer.

**Comments:**

None

Staff will just be working on:

- 1) Where they are going to be placed
- 2) Application approval and Process
- 3) overly complicated

**8. STAFF ITEMS**

**a. China Lake Blvd. Medians between Inyokern Rd. and Ridgecrest Blvd. proposed by Caltrans**

W. Tallman – are we going to have any control over the medians in the Caltrans medians?

M Alexander - Staff has met with Caltrans and will be holding a public meeting and hoping to do it in the Planning Commission. Caltrans will be using the least amount of money but will be willing to listen to recommendations for the medians.

P. Brokke – are the medians tight

L. Culp – 14 feet

W. Tallman – Caltrans will rear its ugly head as to where the breaks are and not how the medians are decorated.

**b. Annual Report on Home Occupations –** Matthew Alexander reported on the Annual Home Occupation permit which offers our residents the opportunity to run their business from home saving the fixed costs of associated with establishing a new venture from a commercial building. There is a onetime fee of \$75.00 for the permit. Mr. Alexander discussed how he deals with the success of home occupation businesses and the rules governing Home Occupation Permits within Ridgecrest by supplying a handout to the Planning Commissioners. 45 Home Occupation Permits have been issued in the last year and is consistent with the previous year.

**Public Comment:**

**9. COMMISSIONER ITEMS**

**a. Comments and Concerns regarding Fremont Valley Preservation Project by Commissioner Wade Tallman –**

Mr. Tallman just wanted to discuss with the planning commission is to find out how the commission feels about taking this to the Council or where the Commission stand. If the Commission wanted to write letters, or make a recommendation up to the City Council. I think that it has an effect on the City of Ridgecrest. Lorelei Oviatt will be speaking to the City Council on December 18, 2013. Councilwomen Acton stated that it is a solar project along with a water project. She discussed how the Kern County works with LAWP and with the Planning Commission in Kern County. She discussed several of the facts that were in the EIR documents. This is located on private property. Impacts to Ridgecrest 1) Fremont people have asked for help 2) it is

setting a precedent from taking water from other people. She feels that the study contradicts itself. Councilwomen Acton discussed as it how it will move forward through the Planning Commission and Board of Supervisors at Kern County Level. It would be desirable for commissioners to attend the cc meeting on December 18, 2013.

W. Tallman – I appreciate you coming in and talking. What is the fallout action are you going to go and do even though action has already taken place.

L Acton - Formal Stance – City Council will do after presentation on December 18th date. If anyone wishes to reach me you can do so by. [Loriraction@gmail.com](mailto:Loriraction@gmail.com)

**Public Comment:**

Jim Greaser – SCE will not use energy for power.

Carol Vaughn - How are you going to catch us up on this without the knowledge out there or this getting into the media there seems not to be a lot of interest.

L Action – Sustainability plan will be postpone.

C Vaughn – a vast shortage of public knowledge, and locally we don't hear what is going on.

L Action - These documents are the County.

C Vaughn – projects are not getting out to people. If you can get them out there that would be great.

**b. Comments from Commissioners**

The Commissioners discussed moving the meeting of December 24<sup>th</sup> due to the holidays. Vice chair O'Bergfell made a motion.

*Motion to Move the meeting from December 24<sup>th</sup> to January 7<sup>th</sup> Motion Was Made by Vice Chair O'Bergfell, Seconded by Commissioner Brokke. Motion Carried by Voice Vote of 4 Ayes, 0 Nays, 1 Absent, 0 Abstain.*

*While Waiting for Councilwoman Acton, City Engineer with the permission of the Vice Chair gave information about Capital Projects:*

Loren Culp gave a run down on Capital Improvement

- Ridgecrest Blvd Project We will be out to bid at the beginning of January and start construction mid to late March. We have consultant management for the City Council Agenda on December 4, 2013
- Currently out to bid on the Upjohn Traffic Signal for Construction
- Signed 3 of the HSIP Projects – for the Preliminary Engineering
- Complete our Design on the Downs Street Project
- Federal Safe Routes to School Project – Request for Authorization for Construction
- Bus Garage Project – Staff has selected design and will be moving forward with a permit for a design/build
- Tentative Plans for Marshalls and Famous Footwear
- Walmart for off-site improvements – budgets are the driving force for making the project fit the budget.

**10. ADJOURN** Meeting was adjourned at 7:35.